033.0	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	954,300	/	954,300
USE VALUE:	954,300	/	954,300
ASSESSED:	954,300	/	954,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	SILK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MKRTCHYAN HAKOB
Owner 2:	YATSKOVICH KATSIARYNA
Owner 3:	
Street 1:	18 SILK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PRATES MARIA -
Owner 2:	-
Street 1:	18 SILK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,680 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 4013 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4680.000	595,600		358,700	954,300
Total Card	0.107	595,600		358,700	954,300
Total Parcel	0.107	595,600		358,700	954,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 237.79 | /Parcel: 237.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	658,600	0	4,680.	358,700	1,017,300	1,017,300	Year End Roll	12/18/2019
2019	104	FV	489,500	0	4,680.	325,000	814,500	814,500	Year End Roll	1/3/2019
2018	104	FV	489,500	0	4,680.	308,200	797,700	797,700	Year End Roll	12/20/2017
2017	104	FV	460,100	0	4,680.	269,000	729,100	729,100	Year End Roll	1/3/2017
2016	104	FV	460,100	0	4,680.	229,800	689,900	689,900	Year End	1/4/2016
2015	104	FV	411,600	0	4,680.	213,000	624,600	624,600	Year End Roll	12/11/2014
2014	104	FV	411,600	0	4,680.	176,500	588,100	588,100	Year End Roll	12/16/2013
2013	104	FV	427,600	0	4,680.	168,100	595,700	595,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRATES MARIA,	1552-188	1	12/10/2019		1,000,000	No	No		
	881-76		10/13/1976		43,000	No	No		Antonio Prates dod 8/17/2005

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2010	856	Re-Roof	35,000					REROOF / WINDOWS /
2/9/1996	25		2,000					REMODEL KIT/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	JO	Jenny O
11/6/2018	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	197	PATRIOT
4/14/2000	Inspected	264	PATRIOT
2/17/2000	Measured	270	PATRIOT
8/12/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4680		Sq. Ft.	Site		0	64.	1.20	3									358,657						358,700	

Total AC/HA: 0.10744 | Total SF/SM: 4680 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 358,657 | Spl Credit | Total: 358,700

User Acct

22460

GIS Ref

GIS Ref

Insp Date

11/06/18

!2685!

PRINT

Date	Time
12/10/20	18:02:51

LAST REV

Date	Time
08/11/20	14:26:12

apro

PAT ACCT. 2685

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	22460
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	50	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05729246
Const Adj.:	1.01469755
Adj $ / SQ:	182.381
Other Features:	168907
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	809209
Depreciation:	213631
Depreciated Total:	595578

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
1	3	1	
Totals			
3	14	6	

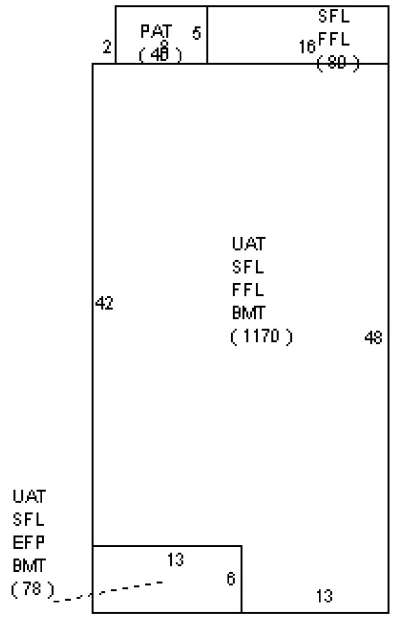
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	182.38
Special Features:	0	Val/Su Net:	139.94
Final Total:	595600	Val/Su SzAd	231.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,328	182.380	242,203
FFL	First Floor	1,250	182.380	227,977
BMT	Basement	1,248	100.260	125,130
UAT	Upper Attic	312	127.670	39,832
EFP	Enclos Porch	78	63.040	4,917
PAT	Patio	40	6.090	244

Net Sketched Area:	4,256	Total:	640,303
Size Ad	2578	Gross Are	5192	FinArea	4013
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	90	G	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	